

BK 0475 PG 0538

Return To:  
Fearnley and Califf, PLLC  
5389 Quail Hollow, Suite 202  
Memphis Tennessee 38120  
File No. 2004040173

901-767-6200

## WARRANTY DEED

**THIS INDENTURE** made and entered into this 9th day of  
June , 2004 by and between Security Builders, Inc.

, party of the first part, and  
Joseph Mario Ivy III and wife, Alecia Faye Ivy, as tenants-by-the-entirety  
with full rights of survivorship  
, party of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars  
(\$10.00) cash in hand paid, and other good and valuable consideration, the receipt  
of all of which is hereby acknowledged, said party of the first part has bargained  
and sold and does hereby bargain, sell, convey, and confirm unto said party of the  
second part the following described real estate, situated and being in the County of  
DeSoto , State of Mississippi, to wit:

Lot 58, Section B, The Lakes of Nicholas Subdivision, in Section 17,  
Township 2 South, Range 7 West, DeSoto County, Mississippi, as shown on plat  
of record in Plat Book 83, Page 16-17, in the Office of the Chancery Clerk  
of Desoto County, Mississippi.

Being all or part of the same property conveyed to the Grantor(s) herein by  
Warranty Deed of record at Plat Book 451, Page 743 in said Register's Office.

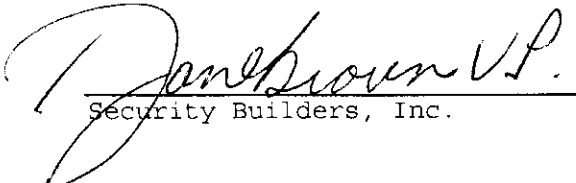
**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of  
the appurtenances and hereditaments thereunto belonging or in any wise  
appertaining unto the said party of the second part, their heirs, successors, and  
assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of  
the second part that it is lawfully seized in fee of the aforescribed real estate; that  
it has a good right to sell and convey the same; that same is unencumbered, except  
for: 2004 real property taxes, being a lien not yet due and payable,  
Subdivision Restrictions, Building Lines and Easements of record in Plat  
Book 83, Page 16-17. Declaration of Restrictions, Protective Covenants and  
Easements of record at Book 408, Page 265, Book 428, Page 719, Book 428, Page  
725 and Book 451, Page 129, all being of record in said Register's Office

and that title and quiet possession thereto it will warrant and forever defend against  
the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than  
one person or entity, and pronouns shall be construed according to their proper  
gender and number according to the context hereof.

**WITNESS** the signature of the party of the first part the day and year first above  
written.

  
Security Builders, Inc.

BK 0475 PG 161  
DE SOTO COUNTY, MS  
W. E. DAVIS, CH. CLERK

STATE MS.-DE SOTO CO  
FILED

SS JUN 29 11 33 AM '04

BK 475 PG 538  
W. E. DAVIS, CH. CLK.

STATE OF TENNESSEE  
COUNTY OF ~~SHELBY~~

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person(s) herein named) and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9<sup>th</sup> day of June, 2004

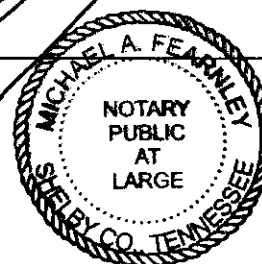
My Commission Expires:

STATE OF TENNESSEE  
COUNTY OF SHELBY

\_\_\_\_\_, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Vice President of the within named bargainor, a corporation, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Vice President

WITNESS my hand and official seal at office this 9th day of June, 2004

~~Notary Public~~



My Comm. Exp. 01-11-06

My Commission Expires: \_\_\_\_\_

**Tax Parcel No.:** 2074-1700-1.01

Property Address: 3446 Montys Circle  
Southaven, MS 38672

## GRANTEE'S ADDRESS

Security Builders, Inc.  
9045 Hwy 78  
Olive Branch, MS 38654

**Phone Numbers: 662-865-9687**

Home: n/a  
Work: n/a

Joseph Mario Ivy III  
Alecia Faye Ivy  
3446 Montys Circle  
Southaven, MS 38672  
**Phone Numbers:** 901-756-8764  
**Home:** 901-487-5239  
**Work**

**This Instrument Prepared by & Return To:**

Mail Tax Bills To:  
Property Owner at Address

**Fearnley, Califf, Martin, McDonald & Tate PLLC**  
**6389 Quail Hollow Road - Suite 202**  
**Memphis, TN 38120**  
**(901) 767-6200**